

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-127**  
Date Filed: 11-13-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2370 and 2380 Hosea Williams Drive (formerly known as Boulevard Drive and also addressed as 2374) S.E.**, be changed from the C-1 (Community Business) District and R-4 (Single family Residential) District) to the MRC-1 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 204, 15<sup>th</sup> District, Dekalb County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2374

# Legal Description of 2370 Hosea Williams Drive (Formerly Boulevard Dr)

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 204 of the 15th District of Dekalb County, Georgia, being lots 18 and 20 of Atlanta Suburban Land's Property and being more particularly described as follows:

BEGINNING at a one inch open top pipe found at the intersection of the northerly right of way of Boulevard Drive and the easterly right of way of Second Avenue; THENCE  $N00^{\circ}28'00''E$  along the right of way of Second Avenue a distance of 200.09 feet to a one inch open top pipe found; THENCE leaving said right of way  $S88^{\circ}30'23''E$  along the southerly side of a ten foot alley 99.99 feet to a three quarter inch open top pipe found; THENCE  $S00^{\circ}27'38''W$  a distance of 199.61 feet to a one half inch re-bar set on the northerly right of way of Hosea L. Williams Drive (formerly Boulevard Drive); THENCE along said right of way  $N88^{\circ}46'48''W$  a distance of 100.00 feet to a one inch open top pipe found and THE POINT OF BEGINNING.

2-06-127

# Legal Description of 2380 Hosea Williams Drive (Formerly Boulevard Dr)

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 204 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin on the northerly right-of-way line of Hosea Williams Drive (fka Boulevard Drive), 80-foot right-of-way, said pin being 100.00 feet along said right-of-way line in an easterly direction from a one inch open top pipe at the easterly right-of-way line of Second Avenue; thence leave said right-of-way line of Hosea Williams Drive N00°27'38"E a distance of 199.61 feet to an iron pin; thence SB9°00'40"E a distance of 50.00 feet to an iron pin; thence S00°23'04"W a distance of 200.17 feet to an iron pin on the northerly right-of-way line of Hosea Williams Drive; thence along said right-of-way line N88°22'20"W a distance of 50.27 feet to THE POINT OF BEGINNING.

This tract or parcel contains 0.230 acre of land.

7-06-127